090.0	0004	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	668,300 /	668,300
					USE VALUE:	668,300 /	668,300
					ASSESSED:	668,300 /	668,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CANDIA62 LLC		
Owner 2:			
Owner 3:			
Street 1:	220 MAYNARD RD		
Street 2:			
Twn/City:	SUDBURY		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	01776	Type:	

PREVIOUS OWNER

Owner 1:	SURVILAS HENRY J & DOROTHEA P/ -
Owner 2:	TRS/ SURVILAS FAMILY TRUST -
Street 1:	62 CANDIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,904 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8904.000	187,300		481,000	668,300
Total Card	0.204	187,300		481,000	668,300
Total Parcel	0.204	187,300		481,000	668,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 580.12 | /Parcel: 580.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 57967

GIS Ref

GIS Ref

Insp Date 12/16/08

!7332!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0004-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	187,400	0	8,904.	481,000	668,400	668,400	Year End Roll	12/18/2019
2019	101	FV	177,900	0	8,904.	487,900	665,800	665,800	Year End Roll	1/3/2019
2018	101	FV	177,900	0	8,904.	364,200	542,100	542,100	Year End Roll	12/20/2017
2017	101	FV	177,900	0	8,904.	329,800	507,700	507,700	Year End Roll	1/3/2017
2016	101	FV	177,900	0	8,904.	316,100	494,000	494,000	Year End	1/4/2016
2015	101	FV	167,000	0	8,904.	268,000	435,000	435,000	Year End Roll	12/11/2014
2014	101	FV	167,000	0	8,904.	254,200	421,200	421,200	Year End Roll	12/16/2013
2013	101	FV	167,000	0	8,904.	241,900	408,900	408,900		12/13/2012

PRINT

Date	Time
12/10/20	21:58:52

LAST REV

Date	Time
11/02/20	09:10:01

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7332

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SURVILAS HENRY	75154-30	1	7/20/2020		690,000	No	No		
SURVILAS HENRY	65195-21		4/9/2015	Convenience	99	No	No		
	10200-157		1/11/1963			No	No		N

USER DEFINED

Prior Id # 1:	57967
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2020	871	Inter-De	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
12/16/2008	Meas/Inspect	189	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8904		Sq. Ft.	Site		0	70.	0.77	5									480,985						481,000	

Total AC/HA: 0.20441 | Total SF/SM: 8904 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,985 | Spl Credit | Total: 481,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271511
Depreciation:	84168
Depreciated Total:	187342

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 4				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

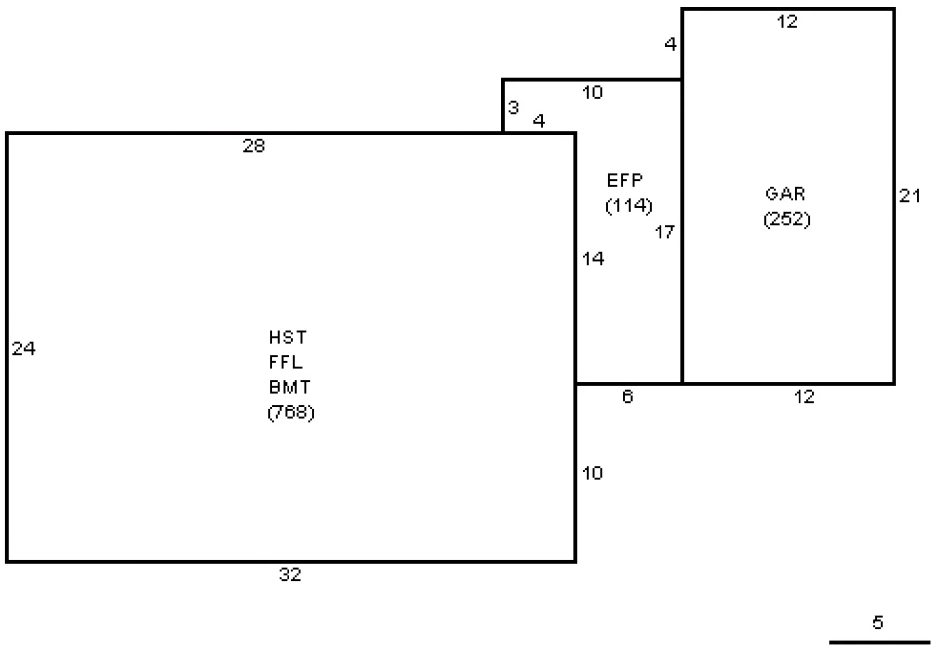
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.03
Special Features:	0	Val/Su Net:	81.93
Final Total:	187300	Val/Su SzAd	162.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.310	32,494
FFL	First Floor	768	141.030	108,314
HST	Half Story	384	141.030	54,157
GAR	Garage	252	24.790	6,248
EFP	Enclos Porch	114	50.850	5,797

Net Sketched Area:	2,286			Total:	207,010
Size Ad	1152	Gross Are	2670	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

090.0-0004-0019.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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